

ZB# 97-30

Joseph Catanzaro

17-1-6

#97-30. Catanzaro, Joseph & Nancy
Area

Prelim.

Sept. 8, 1997.
Notice to Send final 9/29/97.

Fees. Paid.
Deed here - Title here.

Photos -
Public Hearing.

Sept. 22, 1997.
Cura Variance
Granted

Refund: \$203.00

Wilson Jones - Carbonless - S1654-NCF Duplax - S1657N-CL Triplax

MADE IN U.S.A.
© Wilson Jones, 1989

DATE August 19, 1987 **RECEIPT** 6772282

RECEIVED FROM Nancy Catanzaro

Address _____

Fifty and 00/100

DOLLARS \$ 50.00

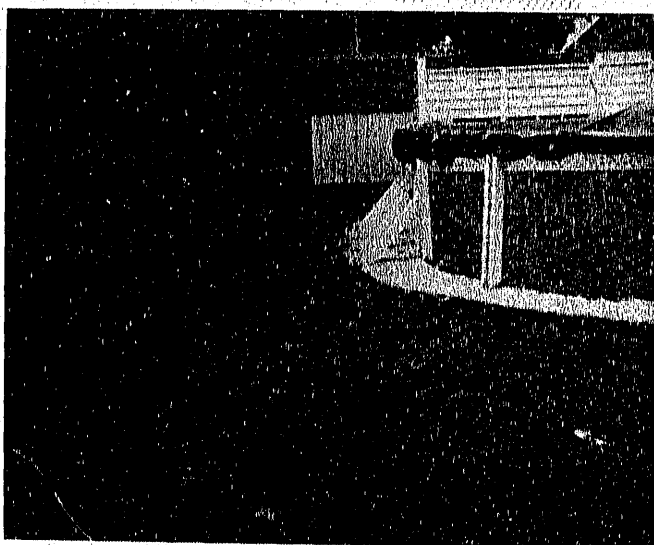
FOR ZBA Application Fee (#91-30)

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

Down Clerk

BY

Dorothy J. Johnson

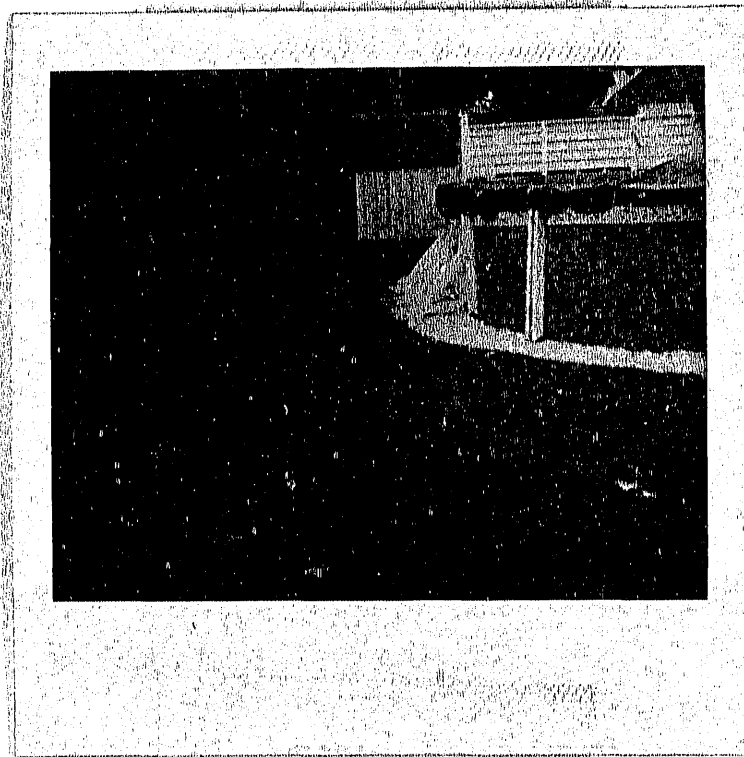


Wilson
MADE IN U.S.A.
© Wilson Jones, 1989

BALANCE
DUE

MONEY
ORDER

BY Rosemary J. Johnson



Send Refund to:

Mr. & Mrs. J. Catanzaro, Sr.
2562 S. Conway Road
Apt. 704
Orlando, FL 32812

(407) 228-7228

Yvonne Dunn -
(Ashcroft)

Nancy -
938-4495
FAX 7

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Catanzaro, Nancy & Jos.

FILE# 97-30

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA ☒

USE ☐

APPLICATION FOR VARIANCE FEE \$ 50.00

4 Paid 9/18/97
#1521

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

4 Paid
#1522 8/18/97

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 9/8/97 - 3 pgs \$ 13.50
2ND PRELIMINARY- PER PAGE 9/22/97 - 3 " \$ 13.50
3RD PRELIMINARY- PER PAGE \$ _____
PUBLIC HEARING - PER PAGE \$ _____
PUBLIC HEARING (CONT'D) PER PAGE \$ _____

TOTAL \$ 27.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 9/8/97 \$ 35.00
2ND PRELIM. 9/22/97 \$ 35.00
3RD PRELIM. \$ _____
PUBLIC HEARING. \$ _____
PUBLIC HEARING (CONT'D) \$ _____

TOTAL \$ 70.00

MISC. CHARGES:

..... \$ _____
TOTAL \$ 97.00

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$ _____
REFUND DUE TO APPLICANT \$ 203.00

Refund.

JOSEPH A. CATANZARO
NANCY J. CATANZARO
NEW WINDSOR, NY 12553

50-993
219

1522

Aug 27

Pay To The Order Of New Windsor

\$ 300.00

Three Hundred 00/100

Dollars

KEY BANK OF NEW YORK
ROUTE 32
VALES GATE, NY. 12584
VALES GATE OFFICE 302

For 28A 97-30

Nancy J. Catanzaro

⑆021906934⑆ 323020004947 1522

JOSEPH A. CATANZARO
NANCY J. CATANZARO
114 CHESTNUT DR.
NEW WINDSOR, NY 12553

7-93

50-993
219

1521

Aug 28 97

Pay To The Order Of Town of New Windsor

\$ 50.00

Fifty 00/100

Dollars

KEY BANK OF NEW YORK
ROUTE 32
VALES GATE, NY. 12584
VALES GATE OFFICE 302

For 28A 97-30

Nancy J. Catanzaro

⑆021906934⑆ 323020004947 1521

In the Matter of the Application of

JOSEPH CATANZARO

#97-30.

**MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE**

WHEREAS, JOSEPH CATANZARO, 114 Chestnut Drive, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 2 ft. rear yard variance for existing above-ground pool and 7 ft. side yard and 7 ft. rear yard variance for an existing shed at 114 Chestnut Drive in an R-4 zone; and

WHEREAS, a public hearing was held on the 22nd day of September, 1997 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared before the Board by Ms. Yvonne Dunn of Ashcroft & Associates, realtors, who presented to the Board a proxy from the owner of the property; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.
2. The evidence presented by the Applicant showed that:
 - (a) The property is a one-family home located in a neighborhood of one-family homes.
 - (b) There has been an above-ground pool extan on the property for at least ten years.
 - (c) There has been a shed extan on the property for the same period of time.
 - (d) The pool and shed do not interfere with the drainage of water or water courses of any type and there are no environmental hazards created.

(e) Neither the pool nor the shed are located above, or interfere with, any sewage or septic facilities.

(f) Neither the pool nor the shed are located above, or interfere with, any well facilities.

(g) Both the shed and the pool are consistent with similar sheds and pools located in the neighborhood.

(g) Neither the pool nor the deck interfere with any sight lines or create any other traffic hazard.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations but nevertheless is warranted.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 2 ft. rear yard variance for existing above-ground pool and 7 ft. side yard and 7 ft.

rear yard variance for existing shed at 114 Chestnut Drive an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: November 10, 1997.

/s/ Lawrence Torkey
Chairman

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

Prelim.

9/8/97.

①

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: August 14, 1997

APPLICANT: Cantanzaro, Joseph
114 Chestnut Drive
New Windsor, New York 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: August 13, 1997

FOR : Existing shed

LOCATED AT: 114 Chestnut Drive

ZONE: R-4

DESCRIPTION OF EXISTING SITE: 17-1-6

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing shed does not meet minimum 10 ft. side and rear yard


BUILDING INSPECTOR

PERMITTED

**PROPOSED OR
AVAILABLE:**

**VARIANCE
REQUEST:**

ZONE: R-4 USE: 48-14-A-1-B

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

REQ'D. SIDE YD: 10 Ft.

3 Ft.

7 Ft.

REQD. TOTAL SIDE YD:

REQ'D REAR YD: 10 Ft.

3 Ft.

7 Ft.

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

RECEIVED AUG 11 1997

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

IMPORTANT

YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing is completed and before it is covered from inside and plumbing rough-in.
5. Insulation.
6. Plumbing final and final. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Permit number must be called in with each inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

PLEASE PRINT CLEARLY

FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Joseph + Nancy Catanzaro 938-3417

Address 114 Chestnut Drive Phone 561-8940

Mailing Address _____

Name of Architect N/A

Address _____ Phone _____

Name of Contractor N/A

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer.

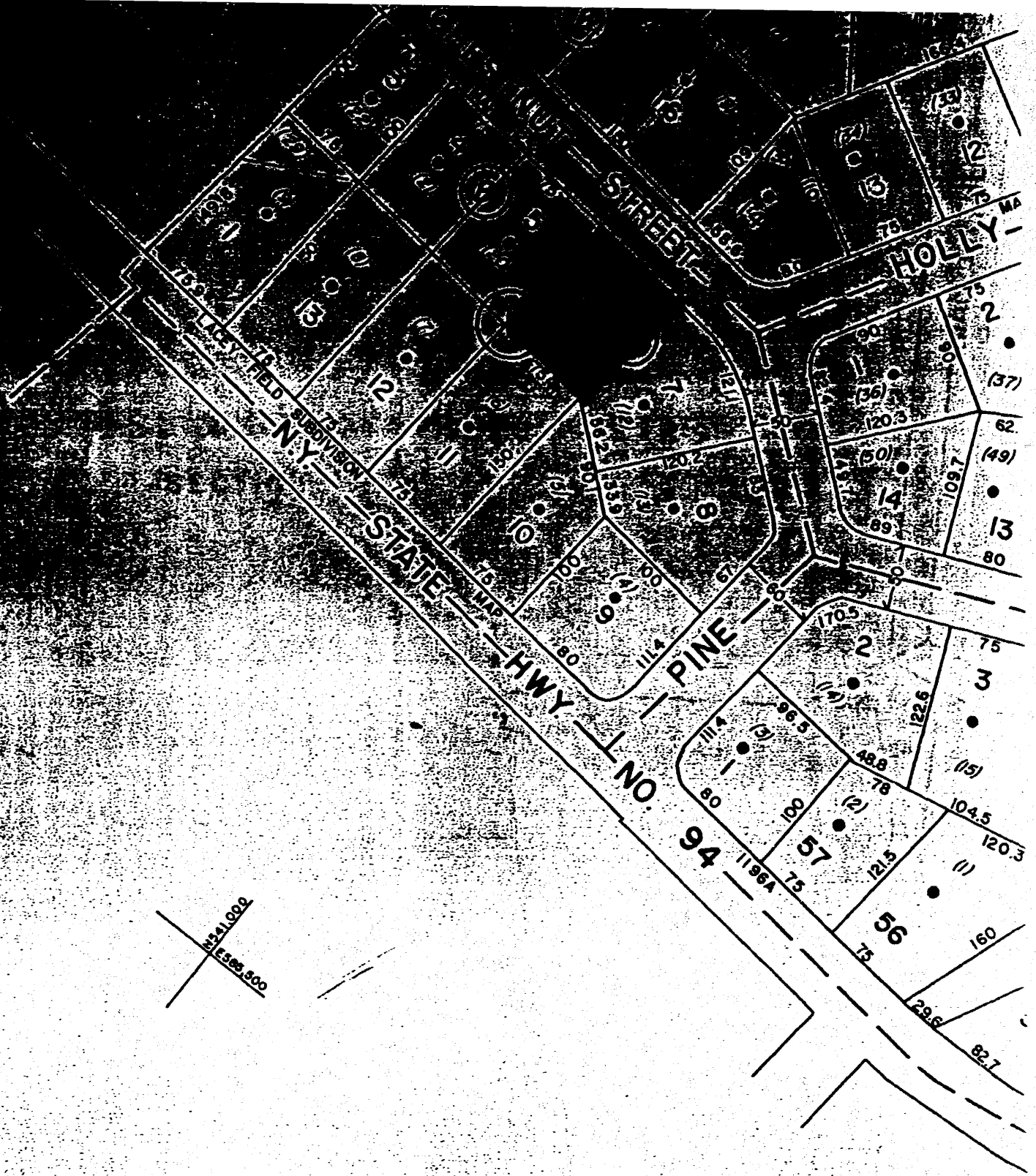
(Name and title of corporate officer)

FOR OFFICE USE ONLY

Building Permit # _____

1. On what street is property located? On the _____ side of Chestnut Drive
(N,S,E or W)
and _____ feet from the intersection of _____
2. Zone or use district in which premises are situated R-4 Is property a flood zone? Y _____ N _____
3. Tax Map Description: Section 17 Block 1 Lot 6
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy _____ b. Intended use and occupancy A-1
5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☒ Repair ☐ Removal ☐ Demolition ☐ Other ☐
EXISTING shed
6. Is this a corner lot? no
7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
Number of bedrooms 3 Baths 2 Toilets 2
Heating Plant: Gas ☒ Oil _____ Electric/Hot Air _____ Hot Water _____
If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____
10. Estimated cost _____ Fee \$50
(To be Paid on this Application)
11. School District Newburgh

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.



SECTION 16

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

Date 9/23/97, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 168 North Derry La DR.
Newburgh Ny 12550

DATE			CLAIMED	ALLOWED
9/23/97		Zoning Board Mtg	75 00	
		Misc - 2		
		Patel - 5		
		Franklin - 7		
		Manstoyder - 2		
		Craig Toyder - 2		
		Catanzaro - 3 # 13.50.		
		Casey - 3		
		Rosmarino - 3	121 50	
		27		
			196 50	

CATANZARO, JOSEPH

Ms. Yvonne Dunn of Ashcroft & Associates appeared before the board for this proposal.

MR. NUGENT: Request for 2 ft. rear yard variance for existing above-ground pool and 7 ft. side yard and 7 ft. rear yard variance for existing shed at 114 Chestnut Drive in an R-4 zone. Is there anyone here for the Joseph Catanzaro? Let the record show that there is no one in the audience except for the applicant.

MS. BARNHART: We sent out 58 addressed envelopes.

MR. TORLEY: We have the proxy?

MS. BARNHART: Yes, we have a proxy.

MR. NUGENT: Tell us what you want to do?

MS. BARNHART: Say the same thing you said before.

MS. DUNN: We need a variance for the pool.

MR. NUGENT: They are selling the house, is that the reason for this?

MS. DUNN: We, yeah, it's a contract.

MR. KRIEGER: How long has the above-ground pool been there, do you know?

MS. DUNN: I think it's been between 10 and 12 years.

MR. KRIEGER: Did they get a building permit for the pool?

MS. DUNN: That has all been taken care of.

MR. KRIEGER: Not yet but that is part of it.

MS. DUNN: I think actually I think all they have left to do is this.

MR. KRIEGER: Now, with respect to the existing shed, how long has that been there?

MS. DUNN: Oh, my goodness.

MR. KRIEGER: About the same amount of time?

MS. DUNN: About the same.

MR. KRIEGER: And they are in the process of going through the building permit stages as well with that?

MS. DUNN: Yes.

MR. KRIEGER: This is in the part of town known as Lacey Field?

MS. DUNN: Ahuh.

MR. KANE: With the pool and the shed, there are no water hazards or any type of environmental hazards are created by doing this?

MS. DUNN: Oh, no.

MR. KRIEGER: Does it interfere with the course of water, drainage or cause any ponding of water?

MS. DUNN: No.

MR. KRIEGER: They are not located over the top of any sewage septic facilities?

MS. DUNN: No.

MR. KRIEGER: Or any well?

MS. DUNN: No.

MR. KRIEGER: Other houses in the neighborhood have the very similar, not identical, but similar decks and/or pools?

MS. DUNN: Yes.

MR. KRIEGER: And this is a one family home located in the neighborhood of one family homes?

MS. DUNN: Yes.

MR. REIS: Accept a motion?

MR. NUGENT: Yes.

MR. REIS: I make a motion that we grant Joseph Catanzaro his requested variance.

MR. KANE: Second it.

ROLL CALL

MRS. OWEN	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MS. BARNHART: Just need to apply for the C.O. in the building department.

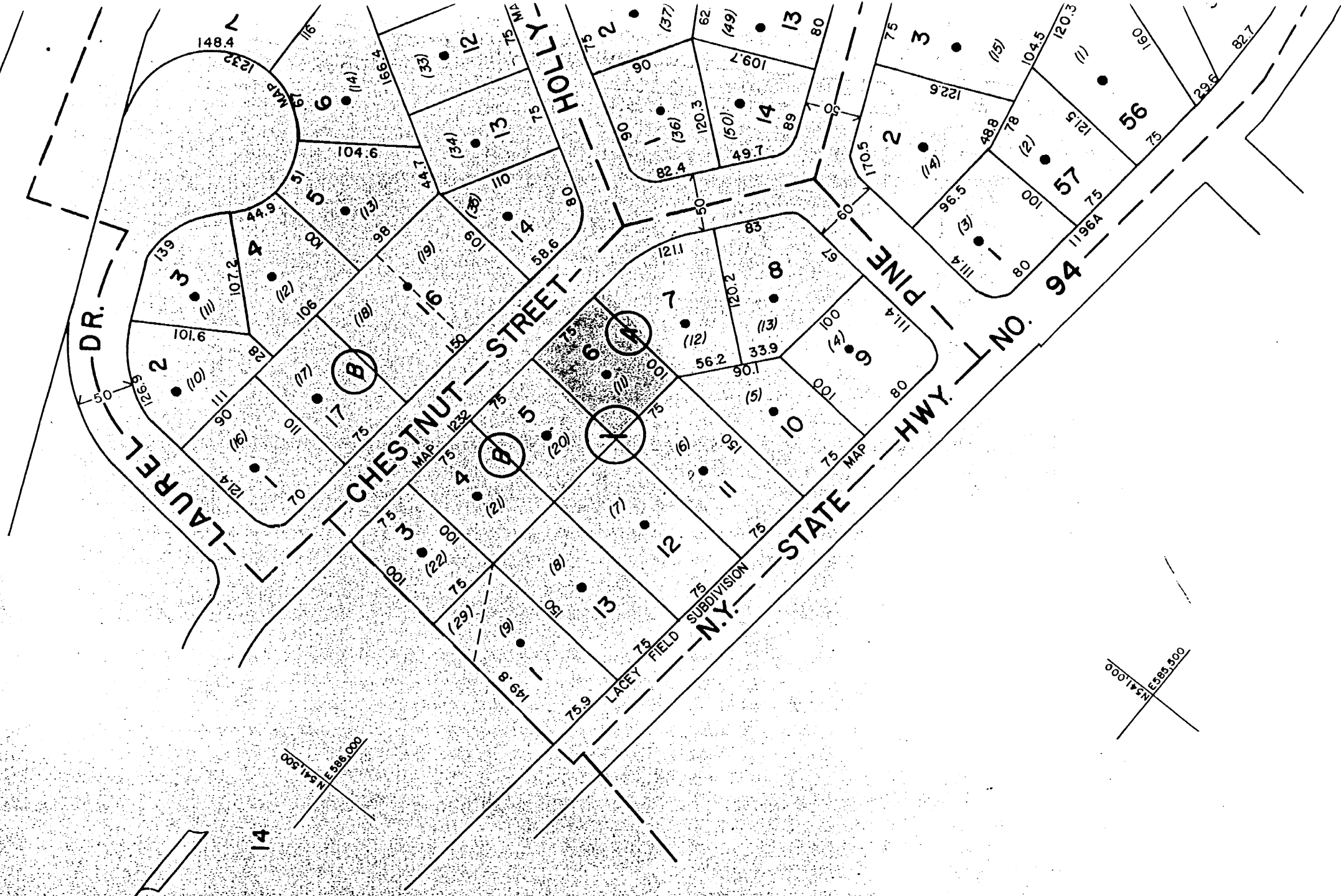
MS. DUNN: Okay.

1977

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

2562 S. Cenway Road - Apt. 704
Orlando, FL 32812

[illegible]



OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Prelim.
9/8/97
(2)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: August 14, 1997

APPLICANT: Cantanzaro, Joseph
114 Chestnut Drive
New Windsor, New York 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: August 13, 1997

FOR : Existing 4 Ft. Above ground pool

LOCATED AT: 114 Chestnut Drive

ZONE: R-4

DESCRIPTION OF EXISTING SITE: 17-1-6

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing 4ft. above ground pool does not meet minimum 10 Ft. rear yard set-back.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4

USE: 48-21-G-1

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

REQ'D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ'D REAR YD: 10 Ft..

8 Ft.

2 Ft.

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

197
RECEIVED AUG 11 1997

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

IMPORTANT

CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

...cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake
...below. Unless an inspection report is left on the job indicating approval of one of these inspections it has
...beyond that point in the work. Any disapproved work must be reinspected after correction.

...footing forms are in place (before pouring.)

...here for waterproofing and footing drains.

...concrete floors and underlab plumbing.

...and before it is covered from inside and plumbing rough-in.

Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time.

...and engineer's certification letter for septic system required.

...must meet approval of Town Highway Superintendent. A driveway bond may be required.

...any site that calls for the inspection twice.

...must be called in with each inspection.

...inspections unless yellow permit card is posted.

...must be obtained along with building permits for new houses.

...must be submitted with engineer's drawing and perc test.

...ing permits must be obtained from Town Clerk's office.

...ing permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

PLEASE PRINT CLEARLY

FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Premises

Joseph + Nancy Catanzaro

938-3417

114 Chestnut drive

Phone

561-8940

Address

of Architect

N/A

Address

Phone

Name of Contractor

N/A

Address

Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder

If applicant is a corporation, signature of duly authorized officer.

FOR OFFICE USE ONLY

Building Permit # _____

1. On what street is property located? On the _____ side of Chestnut Drive
(N, S, E or W)
and _____ feet from the intersection of _____
2. Zone or use district in which premises are situated B-4 Is property a flood zone? Y _____ N _____
3. Tax Map Description: Section 17 Block 1 Lot 6
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
 - a. Existing use and occupancy _____
 - b. Intended use and occupancy A-1
5. Nature of work (check if applicable) New Bldg. ☐ Addition ☐ Alteration ☒ Repair ☐ Removal ☐ Demolition ☐ Other ☐
6. Is this a corner lot? NO EXISTING 4' APR POOL & DECK
5th
7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
 Number of bedrooms 3 Baths 2 Toilets 2
 Heating Plant: Gas ☒ Oil _____ Electric/Hot Air _____ Hot Water _____
 If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____
10. Estimated cost _____ Fee \$50
(To be paid on this Application)
11. School District Newburgh

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

**ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK**

In the Matter of the Application for Variance of

Joseph & Nancy Catanzaro
Applicant.

AFFIDAVIT OF SERVICE BY MAIL

#97-30.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, Windsor, N. Y. 12553.

That on 8/26/97, I compared the 58 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
26th day of August, 1997.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

Date 9/10/47, 19.....

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Frances Roth 168 North Drury La DR.
Newburgh Ny 12550

DATE		CLAIMED	ALLOWED
9/8/97	Zoning Board Mtg	75.00	
	Misc - -2		
	Catanzaro -3 13.50		
	Sulla - 4		
	Hotaling - 10		
	Mans - 2		
	21 pp	94.50	
		169.50	

September 8, 1997

2

PRELIMINARY MEETING:

CATANZARO, JOSEPH

Ms. Yvonne Dunn appeared before the board for this proposal.

MR. TORLEY: Request for 7 ft. side yard and 7 ft. rear yard variances for existing shed and 2 ft. rear yard for existing above-ground pool located at 114 Chestnut Drive in an R-4 zone.

MS. DUNN: I brought two pictures just showing the property line and where the pool and shed is.

MR. REIS: Is this Chestnut Drive in Beaver Dam Lake?

MS. BARNHART: No, this is Lacey Field.

MR. TORLEY: Please tell us you're acting as the proxy for the owner?

MS. BARNHART: Yes, we have a proxy on file here by Yvonne Dunn, who's with Ashcroft and Associates.

MR. TORLEY: Board have a question at this time?

MS. OWEN: Is there any possibility of moving the shed?

MS. DUNN: No.

MS. OWEN: Been there a long time?

MS. DUNN: Yes.

MR. REIS: Can you tell us how long the pool and shed have been there?

MS. DUNN: Twelve years.

MS. OWEN: Do you know if they are located over any sewer or water lines?

MS. DUNN: No, they are not.

MR. TORLEY: And the neighbors in the immediate vicinity, some of them have pools and sheds that may be near the lines as well?

MS. DUNN: I have seen sheds, I haven't seen pools.

MR. TORLEY: That is preliminary hearing when you sort of lay out what you want to do.

MS. BARNHART: Public hearing is scheduled for September 22, she did everything ahead of time because they sold the house already and moved to Florida.

MR. TORLEY: In that case, members of the board have any other questions? If not, I will entertain a motion.

MR. REIS: Make a motion that we set Yvonne and her client Catanzaro up for a public hearing.

MS. OWEN: I second it.

ROLL CALL

MS. OWEN	AYE
MR. REIS	AYE
MR. TORLEY	AYE

MS. BARNHART: You're scheduled for September 22, I assume you're coming in here to represent the Catanzaros?

MS. DUNN: Yes.

MS. BARNHART: Mailing, everything has been done, she's taken care of everything before she left.

MS. DUNN: Okay, is that 7:30 here also?

MS. BARNHART: 7:30, same place.

MR. KRIEGER: These are the criteria that the state law requires that the zoning board consider at the time of the application. So, if you would address yourself to those criteria in your presentation, that would be

September 8, 1997

4

helpful. Also the board will need to know with respect to the shed how it's anchored to the ground, what its foundation is or how it's attached. They'll need to know at the time.

MS. DUNN: You said for the presentation what exactly do I need to bring?

MR. TORLEY: Photos are helpful and deed, I'd like to see.

MR. KRIEGER: Copy of the deed and/or title policy, if you have that. Again, I don't need to keep it, I just need to look at it.

MS. DUNN: Is a copy okay?

MR. KRIEGER: Copy is fine.

MS. BARNHART: I think I already have that.

MR. KRIEGER: Just show it to me at the time of the public hearing, we'll take care of it.

MS. BARNHART: It's here, everything is here, she did everything.

MS. DUNN: Is it possible for me to, I mean is this the same file that you are going to have that night?

MR. KRIEGER: Yes.

MR. TORLEY: That is the file.

MS. BARNHART: You don't have to do anything but appear, Yvonne.

MS. DUNN: Okay, thank you.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

58

August 22, 1997

Nancy Catanzaro
114 Chestnut Dr.
New Windsor, NY 12553

Re: 17-1-6

Dear Mrs. Catanzaro:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerks Office.

Sincerely,

LESLIE COOK
Sole Assessor

LC/cad

cc: Pat Barnhart, ZBA

Ventura, Clayton & Carolann
117 Quassaick Ave.
New Windsor, NY 12553

Mansfield, David A. & Barbara L.
108 Chestnut Dr.
New Windsor, NY 12553

Ryan, Walter & Arlene
110 Chestnut Dr.
New Windsor, NY 12553

D'Egidio, Susan
112 Chestnut Dr.
New Windsor, NY 12553

Smith, Robert J. & Rita V.
116 Chestnut Dr.
New Windsor, NY 12553

Betters, Georgeann P.
103 Pine Dr.
New Windsor, NY 12553

Vanasco, Ronald J. & Richard T.
215 Riley Rd.
New Windsor, NY 12553

Hotaling, William C. & Christine C.
125 Quassaick Ave.
New Windsor, NY 12553

Sarcka, John W. & Carol P.
123 Quassaick Ave.
New Windsor, NY 12553

Nelson, Clarence E. & Anne M.
121 Quassaick Ave.
New Windsor, NY 12553

Vierboom, Jacqueline
119 Quassaick Ave.
New Windsor, NY 12553

Johnson, Lance A. & Donna L.
111 Chestnut Dr.
New Windsor, NY 12553

Nocilla, Ignazio & Joyce
145 Highland Ave.
Marlboro, NY 12542

Orr, David A. & Lynn R. & Wesley F.
104 Laurel Dr.
New Windsor, NY 12553

Arra, Katherine G.
PO Box 891
Vails Gate, NY 12584

Walsh, John P. & Clio F.
108 Laurel Dr.
New Windsor, NY 12553

Harris, Wilma A.
110 Laurel Dr.
New Windsor, NY 12553

Previti, Angela
112 Laurel DR.
New Windsor, NY 12553

Ballezza, Richard A. & Bernadette R.
109 Holly Dr.
New Windsor, NY 12553

Sayles, Thomas & Pacione, Susan
107 Holly Dr.
New Windsor, NY 12553

Wagner, Richard E. & Catherine A.
105 Holly Dr.
New Windsor, NY 12553

Maxfield, Jack R. & Jana Murrell
103 Holly Dr.
New Windsor, NY 12553

Schnitzler, John J. & Madge
101 Holly Dr.
New Windsor, NY 12553

Flemming, Mary G.
121 Chestnut Dr.
New Windsor, NY 12553

Hornsberger, Elizabeth
117 Chestnut Dr.
New Windsor, NY 12553

Zeger, Morris & Regina
115 Chestnut Dr.
New Windsor, NY 12553

Daiutolo, Adelaide R. & Josephine C. & John H.
102 Holly Dr.
New Windsor, NY 12553

Flemming, Anita J. Williams
104 Holly Dr.
New Windsor, NY 12553

Kerwan, May V.
106 Holly Dr.
New Windsor, NY 12553

Potter, Scott C. & Laura
108 Holly Dr.
New Windsor, NY 12553

Stamant, John R. & Jean
110 Holly Dr.
New Windsor, NY 12553

Wein, Patricia M.
112 Holly Dr.
New Windsor, NY 12553

Lincoln, Michael A. & Eleanor L.
111 Pine Dr.
New Windsor, NY 12553

Kilroy, Martin P. Ruth
109 Pine Dr.
New Windsor, NY 12553

Vanasco, Richard T. Jr. & Joann M.
107 Pine Dr.
New Windsor, NY 12553

Callahan, Eileen
105 Pine Dr.
New Windsor, NY 12553

Devereaux, Lucille
125 Chestnut Dr.
New Windsor, NY 12553

Harsch, Ronald & Jane
100 Pine Dr.
New Windsor, NY 12553

Kinne, Donald L. & Lisa A.
102 Pine Dr.
New Windsor, NY 12553

Dicesari, Frank A. & Margaret R.
104 Pine Dr.
New Windsor, NY 12553

Kranz, Florence C.
106 Pine Dr.
New Windsor, NY 12553

O'Keefe, David & Bernadette
35 Payson Rd.
Cornwall-on-Hudson, NY 12520

Bilyou, John W. & Donna M.
273 Wall St.
Kingston, NY 12401

Eggler, Walter J. & Helen
133 Quassaick Ave.
New Windsor, NY 12553

Fogarty, Patrick W. & Penelope
131 Quassaick Ave.
New Windsor, NY 12553

Boehm, Joan & Donald P. X
120 Quassaick Ave.
New Windsor, NY 12553

Chernek, Joseph M. & Lynda X
130 Quassaick Ave.
New Windsor, NY 12553

Antonelli, Stacy Anne X
7 Schoonmaker Dr.
New Windsor, NY 12553

Malinowski, Thaddeus Peter X
101 Chestnut Dr.
New Windsor, NY 12553

Valentine, Nicholas X
3211 NYS Rte. 9W
New Windsor, NY 12553

Kaknis, John & Mary Jane X
107 Chestnut Dr.
New Windsor, NY 12553

O'Neill John Francis Jr. & James H. & Mennerich, Maureen A.
114 Sunset Dr.
Newburgh, NY 12550 X

Macri, Pasquale & Sheri R. Elledge X
101 Laurel Dr.
New Windsor, NY 12553

State of New York X
Office of Mental Retardation & Development Disabilites
c/o Maureen Lennon
Land Claims - 9th Floor, Alfred E. Smith Bldg.
Albany, NY 12236

Carey, William X
400 E. Randolph St., #3701
Chicago, IL 60601

Colone, Frank G. & Margaret X
106 Chestnut Dr.
New Windsor, NY 12553

Fraas, George & Ruth C. X
115 Quassaick Ave.
New Windsor, NY 12553

Calvary Cemetery X
St. Patrick's Church
55 Grand St.
Newburgh, NY 12550

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 30

Request of Joseph A. & Nancy J. Catanzaro

for a VARIANCE of the Zoning Local Law to permit:

existing above-ground pool and shed w/ less than
the allowable rear yard;

being a VARIANCE of Section 48-12 - Table of Use
Bulk Regs. - Col. G

for property situated as follows:

114 Chestnut Drive, New Windsor, N.Y.
12553.

known as tax lot Section 17 Block 1 Lot 6

SAID HEARING will take place on the 22nd day of Sept.,
1997, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

James Nugent
Chairman

PROXY AFFIDAVIT

SUBMISSION OF APPLICATION FOR VARIANCE # 97-30

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

Nancy CATANZANO, deposes and says:
I am the OWNER of a certain parcel of land within the TOWN OF NEW
WINDSOR designated as tax map SECTION 17 BLOCK 1
LOT 6. I HEREBY AUTHORIZE Yvonne Dunn
of Ashcroft & Associates (company name) to make an
application before the ZONING BOARD OF APPEALS as described in
the within application.

Dated: 8/17/97.

Nancy J. Catanzano
(Signature of Owner)

Sworn to before me this

19th day of August, 1997.

Joyce D. Tilton
Notary Public

JOYCE D. TILTON
Notary Public, State of New York
Qualified in Orange County
Commission Expires 4/30/99

(ZBA DISK#1-060895.PXY)

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

97-30

Date: 8/18/97

I. ✓ Applicant Information:

- (a) Joseph + Nancy Catanzaro 501-2940 114 Chestnut Drive New Windsor
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 114 Chestnut Drive 17-1-6
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? _____
- (c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? July 1983
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? NO
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____
- _____

(b) ^{N/A} The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No _____.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 17, Table of _____ Regs., Col. _____.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. <u>Pool shed</u> <u>10 ft / 10 ft</u>	<u>Pool shed</u> <u>8 ft / 3 ft</u>	<u>Pool shed</u> <u>2 ft / 7 ft</u>
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

Describe why you believe the ZBA should grant your application for an area variance:

When installing the pool the pool company told us because it is an above ground pool + is removable, no permit is required. Same with the shed. Both have been up approx 10 yrs and none NAs complained because of the distance away from property line.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: N/A

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The Backyard is fenced in and locked.

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- N/A ☐ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- N/A ☐ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$50.00 and the second check in the amount of \$300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: Aug 18, 1997

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

x Nancy Cotanzare
(Applicant)

Sworn to before me this

18th day of August, 1997.

Patricia A. Barnhart

XI. ZBA Action:

(a) Public Hearing date: _____

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1997.

(b) Variance: Granted (____) Denied (____)

(c) Restrictions or conditions: _____

_____.

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

POLICY OF TITLE INSURANCE SCHEDULE A

AMOUNT
\$40,000.00.....

DATE OF ISSUE
July 15, 1983

NAME OF INSURED

JOSEPH A. CATANZARO and NANCY J. CATANZARO

The estate or interest insured by this policy is a simple

vested in the insured by means of a Deed from Harriette B. Owens dated July 15, 1983 and duly recorded in the Orange County Clerk's Office on July 19, 1983 in Liber 2257 of deeds at page 28.

The premises in which the insured has the estate or interest covered by this policy

SEE DESCRIPTION ATTACHED

Countersigned:

Donald W. Muro
Authorized Officer or Agent

Issued at Goshen, New York
83 BC 354247

ORIGINAL

Page 1 of Sched. A—Pol. No. **G** 8187

DESCRIPTION

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being known and designated as Lot 11 on a certain map entitled "Map of Section A, Lacey field Development, owned by Prefabricated Home Buildings, Inc., in the Town of New Windsor, N.Y." made by Charles R. Woodhull, P.C. and L.S., on December 20, 1940 and filed in the Office of the Clerk of the County of Orange on January 20, 1941, as Map No. 1232; which said lot is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Chestnut Street where the same is intersected by the dividing line between lots 11 and 12 as shown on the aforementioned map; thence running along said dividing line North 70 degrees 58 minutes West 100 feet to the southeasterly corner of lot 6 on said map; thence along the easterly side of said lot 6 North 19 degrees 02 minutes East 75 feet; thence along the northerly line of lot 11 South 70 degrees 58 minutes East, 100 feet to the westerly side of Chestnut Street; and thence southerly along the westerly side of Chestnut Street, 75 feet to the point or place of beginning.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS — RICHMOND, VIRGINIA

POLICY OF TITLE INSURANCE

SCHEDULE B

The following estates, interests, defects, objections to title, liens and incumbrances and other matters are excepted from the coverage of this policy:

1. Defects and incumbrances arising or becoming a lien after the date of this policy, except as herein provided.
2. Consequences of the exercise and enforcement or attempted enforcement of any governmental war or police powers over the premises.
3. Any laws, regulations or ordinances (including, but not limited to zoning, building, and environmental protection) as to the use, occupancy, subdivision or improvement of the premises adopted or imposed by any governmental body, or the effect of any non-compliance with or any violation thereof.
4. Judgments against the insured or estates, interests, defects, objections, liens or incumbrances created, suffered, assumed or agreed to by or with the privity of the insured.
5. Title to any property beyond the lines of the premises or title to areas within or rights or easements in any abutting streets, roads, avenues, lanes, ways or waterways, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement, unless this policy specifically provides that such titles, rights, or easements are insured. Notwithstanding any provisions in this paragraph to the contrary, this policy, unless otherwise excepted, insures the ordinary rights of access and egress belonging to abutting owners.
6. Title to any personal property, whether the same be attached to or used in connection with said premises or otherwise.
7. 1983-84 School taxes as they may be due.
8. Mortgage made by the Insured herein with Jane Cook dated July 15, 1983 and duly recorded in the Orange County Clerk's Office on July 19, 1983 in Liber 1874 of mortgages at page 554 in the amount of \$15,000.00.
9. The exact acreage of the premises herein will not be insured.
10. Subject to any state of facts and accurate survey or personal inspection may reveal.
11. The exact distances, dimensions and locations of boundary lines of the premises herein described cannot be guaranteed without a survey acceptable and approved by the Law Department of this Company.
12. Declaration of Covenants and Restrictions in Liber 871 page 108.
13. Grant to Central Hudson in Liber 859 page 179.
14. Rights, if any, in favor of any electric light or telephone company to maintain guy wires extending from said premises to poles located on the roads on which said premises abut, but policy will insure, however, that there are no such agreements of record in connection therewith, except as may be shown herein.
15. Underground encroachments and easements, if any, including pipes and drains, and such rights as may exist for entry upon said premises to maintain and repair the same.
16. Filed Map No. 1232 shows the following: (1) 30 foot minimum set-back; (2) 5 foot wide utility easement located within the

Page 1 of Sched. B—Pol. No. G 8187

ORIGINAL 83 BC 354247

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT -- THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 15th day of July, nineteen hundred and eighty-three
BETWEEN HARRIETTE B. OWENS, residing at 114 Chestnut Drive, Town of New
Windsor, County of Orange, State of New York,

party of the first part, and JOSEPH A. CATANZARO and NANCY J. CATANZARO, husband and wife, residing at 71 Lattintown Road, Town of Newburgh, County of Orange, State of New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100
_____ (\$10.00) dollars.

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being known and designated as Lot 11 on a certain map entitled "Map of Section A, Lacey Field Development, owned by Prefabricated Home Builders, Inc., in the Town of New Windsor, N.Y." made by Charles R. Woodhull, P.C. and L.S., on December 20, 1940 and filed in the Office of the Clerk of the County of Orange on January 20, 1941, which said lot is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Chestnut Street where the same is intersected by the dividing line between lots 11 and 12 as shown on the aforementioned map; thence running along said dividing line North 70 degrees 58 minutes West 100 feet to the southeasterly corner of lot 6 on said map; thence along the easterly side of said lot 6 North 19 degrees 02 minutes East, 75 feet; thence along the northerly line of lot 11 South 70 degrees 58 minutes East, 100 feet to the westerly side of Chestnut Street; and thence southerly along the westerly side of Chestnut Street, 75 feet to the point or place of beginning.

TOGETHER with all the right, title and interest of the parties of the first part of, in and to the streets upon which the premises herein described fronts or abuts to the center lines thereof.

SUBJECT, HOWEVER, to a right of way granted to Central Hudson Gas & Electric Corporation and New York Telephone Company by grant dated March 21, 1941, recorded in Orange County Clerk's Office on April 22, 1941 in Liber 859 of Deeds, page 179.

SUBJECT, also to the restrictions and covenants set forth in a certain deed dated September 29, 1941 made by Hudson Valley Housing Corporation to William H. Parker, Jr., recorded October 3, 1941 in Liber 871 of Deeds at Page 108, Orange County Clerk's Office.

BEING the same premises conveyed by deed from Franklin W. Taylor and Veronica M. Taylor to Harriette B. Lothrop, now known as Harriette Owens, dated June 28, 1948 and recorded in the Orange County Clerk's Office in Liber 1089 of Deeds at page 444 on June 30, 1948.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


HARRIETTE B. OWENS

STATE OF NEW YORK, COUNTY OF

ORANGE

553

On the 15 day of July 1983, before me
personally came

HARRIETTE B. OWENS

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

Notary Public - State of New York

My Commission expires March 30, 1984

ANDREW P. BIVONA
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN ORANGE COUNTY
MY COMMISSION EXPIRES MARCH 30, 19

STATE OF NEW YORK, COUNTY OF

552

On the day of 19 , before me
personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

55

On the day of 19 , before me
personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

REF ID: A66022 PG 30

STATE OF NEW YORK, COUNTY OF

903

On the day of 19 , before me
personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 83B-35247HP

HARRIETTE B. OWENS

TO

JOSEPH A. CATANZARO &
NANCY J. CATANZARO

SECTION

BLOCK

LOT

COUNTY OR TOWN

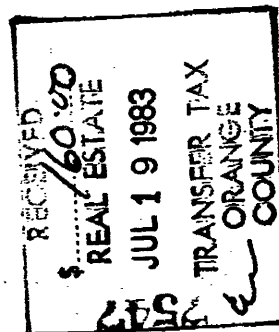
160-
192-

RETURN BY MAIL TO:

Thomas P. Callahan, Esq.
Lemon & Callahan, Esqs.
257 Main Street, P.O. Box 432
Cornwall, New York

Zip No. 12518

Reserve this space for use of Recording Office.



Orange County Clerk's Office, S.S.
Recorded on the 19th day of July 1983 at 10:24
of clock A.M. in Liber 2024
..... at page 28.
and Examined.

Miriam S. Murphy
Clerk